

# Emma Terry Homes

*moving made personal*



12 Hampden Road

Newton, Nottingham, NG13 8ZX

Asking price £450,000



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This impressive six-bedroom detached residence in Newton is a true turn-key home, finished to a beautiful standard throughout and ready to move straight into.

The ground floor offers three generously sized reception rooms, providing plenty of flexibility for formal dining, family relaxation or a home office. At the heart of the home is a spacious kitchen/diner, complemented by a utility room, while a convenient downstairs WC completes the layout.

On the first floor, four spacious bedrooms are served by two bathrooms, including the main family bathroom and ensuite to the master. The second floor provides two further bedrooms along with an additional bathroom – perfect for older children, guests or creating a private retreat away from the main living space.

Externally, the property is enhanced by a driveway and garage, providing valuable off-street parking, while the neatly maintained garden offers ample outdoor space for entertaining or family enjoyment.

Brought to the market by Emma Terry Homes, this property is ideally positioned within the highly regarded village of Newton. Newton is a small, close-knit community just a few miles east of Nottingham, known for its leafy streets, friendly neighbourhood feel and excellent commuter links. The village is served by nearby schools in East Bridgford and Bingham, offers easy access to the A46 and A52, and is surrounded by attractive countryside walks, making it a popular choice for families and professionals alike.



### ENTRANCE HALL

Entrance door to property, two UPVC double glazed windows to front, a central heating radiator, doors through to playroom, office, WC, lounge and kitchen/diner and stairs to first floor.

### WC

Low level flush WC, wash hand basin with mixer tap and a central heating radiator.

### RECEPTION ROOM

9'11" x 7'10" (3.03 x 2.40)

UPVC double glazed window to front and a central heating radiator.

### LIVING ROOM

11'7" x 14'11" (3.54 x 4.56)

UPVC double glazed window to rear and a central heating radiator.

### STUDY

7'9" x 7'10" (2.38 x 2.40)

UPVC double glazed window to front and a central heating radiator.

### KITCHEN/DINER

17'1" x 14'7" (5.23 x 4.47)

A variety of wall and base units, island unit with storage, 1 1/2 bowl sink with mixer tap and drainer, built-in double oven, built-in gas hob and extractor fan, integrated dishwasher, space for fridge/freezer and American style fridge/freezer, a central heating radiator, door through to utility room, two UPVC double glazed windows to rear, two Velux windows and French doors to rear.

### UTILITY

Variety of wall and base units, 1 1/2 bowl with mixer tap and drainer, space for washing machine and dryer, a central heating radiator and door to side.

### FIRST FLOOR LANDING

Door through to bedroom 1, 2, 3, 4 and bathroom and stairs to second floor.

### BEDROOM 1

11'10" x 12'11" (3.61 x 3.94)

UPVC double glazed window to front, fitted wardrobes, a central heating radiator and door through to ensuite.

## ENSUITE

Low level flush WC, wash hand basin with mixer tap, shower cubicle with sliding glass door, a central heating radiator and UPVC double glazed obscure window to front.

## BEDROOM 2

9'4" x 10'11" (2.85 x 3.33)

UPVC double glazed window to front and a central heating radiator.

## BEDROOM 3

9'4" x 11'10" (2.85 x 3.63)

UPVC double glazed window to rear and a central heating radiator.

## BEDROOM 4

11'10" x 9'10" (3.61 x 3.02)

UPVC double glazed window to rear and a central heating radiator.

## BATHROOM

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, a central heating radiator and UPVC double glazed window to rear.

## SECOND FLOOR LANDING

Velux window and doors through to bedroom 5, 6 and bathroom.

## BEDROOM 5

11'9" x 15'2" (3.59 x 4.63)

Fitted wardrobes, a central heating radiator, entrance to the eves storage, Velux window and a modern Juliet balcony.

## BEDROOM 6

10'5" x 15'2" (3.19 x 4.63)

Built-in Storage cupboard, a central heating radiator, entrance to the eves storage, Velux window and a modern Juliet balcony.

## SHOWER ROOM

Enclosed toilet system WC, wash hand basin with mixer tap in vanity unit, walk-in shower with handheld and waterfall showerhead, central heating radiator and UPVC double glazed obscure window to rear.

## OUTSIDE

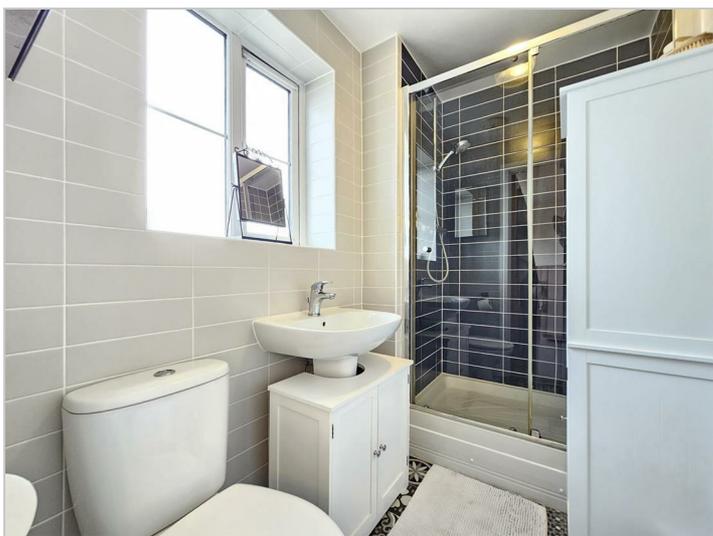
### FRONT:

Tandem driveway providing off-street parking, 3 pin power socket, garage and gated access to rear.

### REAR:

Fence enclosed garden with patio areas and a lawn, 3 pin power socket, gated access to front/side and an outside tap.

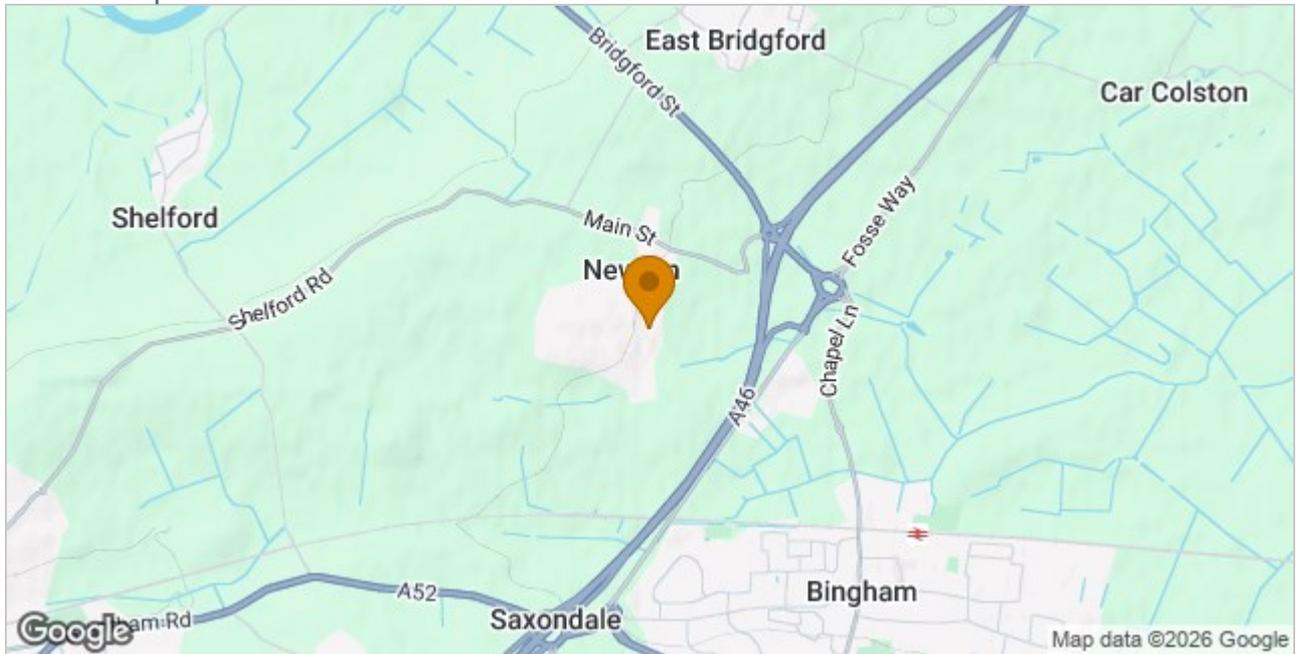




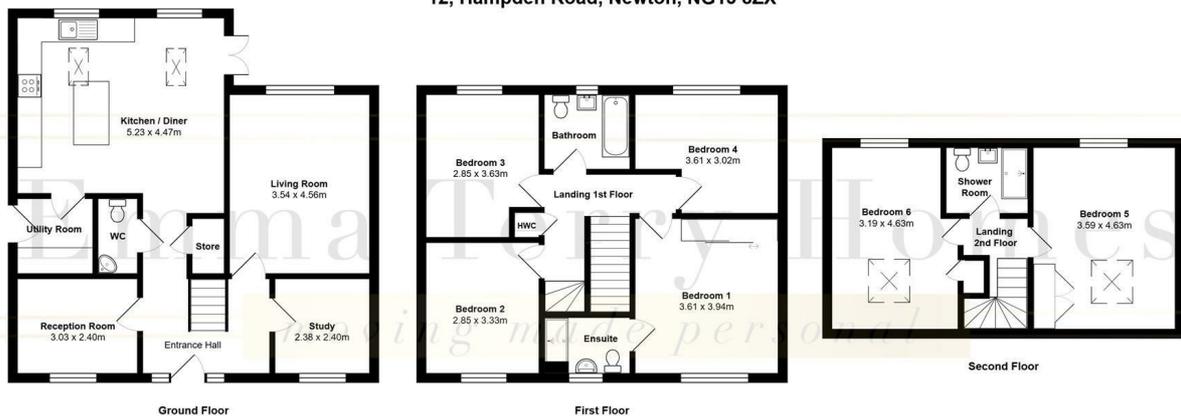




## Terrain Map



### 12, Hampden Road, Newton, NG13 8ZX



Total Area: 177.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



## Road Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 80                      | 83        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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